This instrument prepared by:
David F. Byers, Jr.
2000 South Bridge Parkway
Suite 525
Birmingham, Alabama 35209

BOOK 9139 PAGE 327

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Action Nissan, Inc. (NAME)	Same (NAME)	Map 119-9
307 Thompson Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 285 + 286
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) *Dollars,*

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption by the Grantee of the unpaid balance of the indebtedness secured by that certain Deed of Trust executed by Donald J. Kitt to J. Greer Cummings, Jr., Trustee, for the benefit of SouthTrust Bank of Alabama, National Association, of record in Book 7598, page 426, Register's Office for Davidson County, Tennessee,

Heritage Nissan, Inc., a Tennessee corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said Action Nissan, Inc., also a Tennessee corporation, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

SEE EXHIBIT A HERETO

79079
IDENTIF. & REFERENCE

93 OCT 28 PM 2:19
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7240 10/28 0101 03CHECK 281.18

BOOK 9130 PAGE 328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 71,421.23

Affiant

Subscribed and sworn to before me, this the 13th day of September, 19 93

Notary Public

My commission expires: 9/24/94 (Affix Seal)

NOTARY PUBLIC STATE AT LARGE TENNESSEE

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 13th *day of* September, *19* 93, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HERITAGE NISSAN, INC.

By: Donald J. Kitt, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

BOOK 9130 PAGE 329

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Susan G. Lampley *a Notary Public of the State and County aforesaid, personally appeared* Donald J. Kitt *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Heritage Nissan, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee

this 13th *day of* September *, 19* 93.

Susan G. Lampley
Notary Public

SUSAN G. LAMPLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires 9/24/94

EXHIBIT A BOOK 9130 PAGE 330

Tract I: Land in Davidson County, Tennessee, being the westerly 1/2 of lot No. 20 on the Plan of the Tanksley Subdivision as of record in Book 547, page 56, Register's Office for said County.

Said part of Lot No. 20 fronts 50 feet on the southern margin of Collier Avenue and extends back between parallel lines measuring 152 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Donald J. Kitt by deed from John R. Lamb, and his wife, Janie E. Lamb, of record in Book 7403, page 160, Register's office for Davidson County, Tennessee.

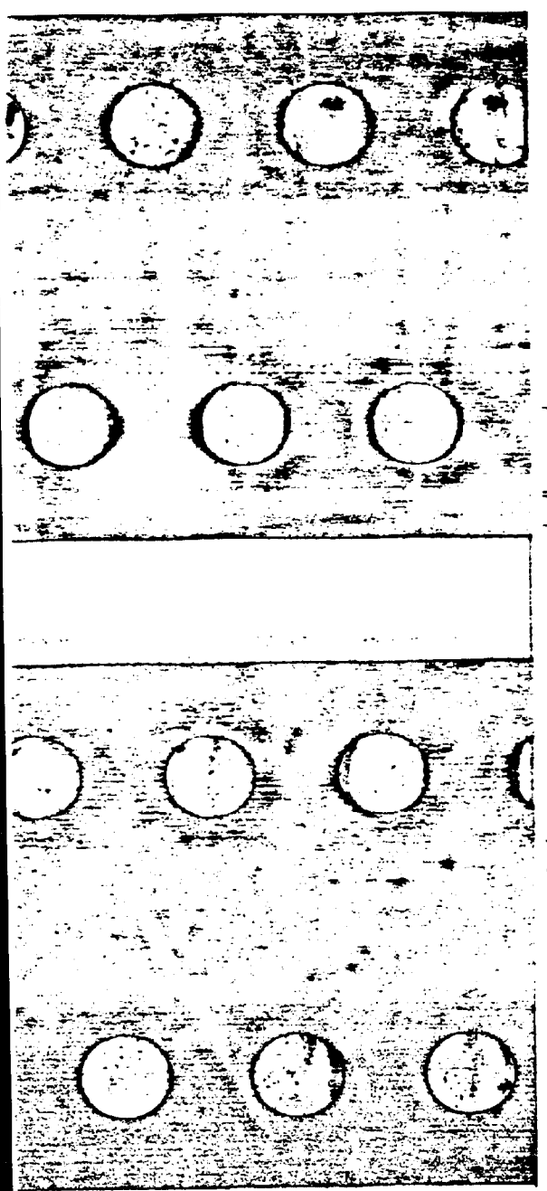
Tract II: Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 21 on the Plan of Tanksley Subdivision as of record in Book 547, page 56, Register's Office for said County.

Said part of Lot 21 fronts 50 feet on the Southerly side of Collier Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Donald J.Kitt by deed from Janie E. Lamb, et al., of record in Book 7403, page 154, Register's Office for Davidson County, Tennessee.

Said Tracts I and II being also the same property conveyed to Heritage Nissan, Inc. by deed from Donald J. Kitt, of record in Book 8022, page 393, Register's Office for Davidson County, Tennessee.

2499\statwar2.ded



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9130 PAGE 331

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 71421.22
CON TX 264.18
PRFEE 1.00
WDEED 16.00
TOTAL ~~201.18~~
CHECK ~~201.18~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/28/93 01 14:20 0001 7240

79079
IDENTIF. # REFERENCE

93 OCT 28 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 715050